



# AGENDA

## S.L.O. County Subdivision Review Board

Larry Allen  
Richard Marshall  
Richard Lichtenfels  
John Nall  
John Euphrat

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**MEETING DATE: Monday, January 3, 2005**

### **MEETING LOCATION AND SCHEDULE**

Regular Subdivision Review Board meetings are held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, on the first and third Mondays of each month. The meeting schedule is as follows:

Meeting Begins:			9:00 A.M.
Morning Recess:	10:30	-	10:45 A.M.
Noon Recess:	12:00	-	1:30 P.M.
Afternoon Recesses:	2:30	-	2:45 P.M.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.*

### **ROLL CALL**

### **MATTERS TO BE CONSIDERED**

#### **PUBLIC COMMENT PERIOD**

Members of the public wishing to address the Subdivision Review Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

#### **CONSENT AGENDA:** (Recommend Approval)

- a. Parcel Map CO 99-0159 (S990214P) Request from **ROBIN GRATTAN, ET AL.** for a **3<sup>rd</sup> time extension** for tentative parcel map CO 99-0159, a two lot subdivision of approximately 5.53 and 0.8 acres in size into four parcels of 2.72, 1.79, 1.06 and 0.76 acres each. The site is located immediately east of the Central Business District, west of the Southern Pacific Railroad right-of-way between 2<sup>nd</sup> and 6<sup>th</sup> Streets in the community of Templeton, in the Salinas River Planning Area. Supervisorial District #1.
- b. Parcel Map CO 98-034 (S970176P) Request from **DOUG SHOULDERS / FILIPPONI** for a **5<sup>th</sup> time extension** for tentative parcel map CO 98-034, a subdivision of a 10.17 acre parcel into two parcels of 5.17 and 5.0 acres each, in the Residential Rural Land Use Category. The site is located at 485 S. 8<sup>th</sup> Street, southeast of the intersection of 8<sup>th</sup> Street and Peaceful Valley Lane, 0.25 miles south of the community of Shandon, in the Shandon-Carrizo Planning Area. Supervisorial District #1.
- c. Parcel Map CO 97-0021 (S970119P) Request from **VAUGHAN SURVEYS / KMBG, LTD.** For a **3<sup>rd</sup> time extension** for tentative parcel map CO 97-0021, a subdivision of a 160 acre parcel into three parcels of 51.7, 54.0, and 54.3 acres each, in the Agriculture Land Use Category. The site is located at 4255 and 4265 Adelaida Road, west of Highway 101 near the Hidden Mountain

Road intersection, approximately 10 miles northwest of the City of Paso Robles, in the Adelaida Planning Area. Supervisorial District #1.

- d. Parcel Map CO 00-0187 (S000188P) Request from **TONY VOYLES / J.E. EDWARDS CO.** for a **2<sup>nd</sup> time extension** tentative parcel map CO 00-0187, a subdivision of a 29.96 acre parcel into three parcels of 7.46, 10.0 and 12.50 acres each, with approximately 21.93 acres of open space. The project is located at 2832 Branch Mill Road east of the City of Arroyo Grande in the San Luis Bay (Inland) Planning Area. Supervisorial District #4.
- e. Minutes of December 6, 2004
- f. Minutes of November 1, 2004

**HEARINGS:** (Advertised for 9:00 a.m.)

- 1. Hearing to consider a request by **Stephen and Clarence Nelson** for a Vesting Tentative Parcel Map to subdivide an existing 29,109 square foot parcel into two parcels of 9,637 and 19,472 square feet each for the purpose of sale and/or development. The proposed project is within the Residential Single Family land use category and is located on the east side of Christmas Tree Place (at 2725 Christmas Tree Place), in the community of Oceano. The site is in the San Luis Bay (Inland) planning area. APN: 062-303-062. Also to be considered at the hearing will be the Environmental Document prepared pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Cultural Resources, and Public Services and Utilities. County File No. **SUB2003-00129**. Date Accepted: August 18, 2004. Supervisorial District #4. Stephanie Fuhs, Project Manager. (RECOMMENDATION: Approval)
- 2. Hearing to consider proposal by **RUSTY HALL** for a Lot Line Adjustment to move five existing lot lines in order to create four lots of equal or better sizes for the sale and or development of each parcel in the Agriculture Land Use Category. The property is located in the county 1.8 miles south of Highway 46 east and approximately 0.4 miles south of Union Road at 1997 Geneseo Road where Geneseo Road makes the sharp turn, 5.6 miles east of the City of Paso Robles, APN'S: 015-061-008, 015-211-029,-041, 015-301-010,-011, in the El Pomar-Estrella Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: Biological Resources and Public Service/Utilities. **County File Number: SUB2003-00270/COAL 04-184**. Date application accepted: August 8, 2004. Supervisorial District # 1. (RECOMMENDATION: Approval)
- 3. Hearing to consider proposal by **DAVID FLAGG** for a Tentative Parcel Map to allow for a subdivision of a 39.50 acre parcel into two 19.75 acre parcels using Transfer Development Credits for the sale and development of each proposed parcel. The project will include the grading of two driveways and two house pads (one house on each proposed lot), in the Agriculture Land Use Category. The property is located in the county on the southwest corner of the intersection of Highway 41 East and Straw Ridge, 0.6 mile west of Creston Road approximately 1.87 miles north west of the community of Creston, APN: 043-051-004, in the El Pomar-Estrella Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: Aesthetics, Ag Resources, Air Quality, Biological Resource, Public Service/Utilities and Recreation. **County File Number: SUB2003-00018/CO 04-0004**. Date

application accepted: February 13, 2004. Supervisorial District # 1. (RECOMMENDATION: Approval)

4. Continued hearing to consider proposal by **DAVID PIERSON** for a Tentative Parcel Map to allow division of a 626-acre site into three parcels of 160 acres, 160 acres and 306 acres each in the Rural Lands Land Use Category. The property is located in the county approximately 2,000 feet north of Highway 58, southwest of the Huer Huero Creek at the end of Goldie Lane, east of the community of Santa Margarita, APN: 043-291-010 and -040, in the El Pomar-Estrella Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: Biological Resources; Drainage, Erosion & Sedimentation; Geological Hazards/Site Alteration; and Aesthetic / Cultural Resources. County File number: **S000385P / CO 01-0070**. Date application accepted: June 21, 2004 Supervisorial District #5. James Caruso, Project Manager.

Estimated time of adjournment: 12:30 p.m.

**Next Scheduled Meeting: Monday, February 7, 2004** in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Lona Franklin, Secretary, Pro Tem  
Subdivision Review Board

#### **SUBDIVISION REVIEW BOARD MEETING PROCEDURES**

Subdivision Review Board meetings are conducted under the authority of the Chair. The Chair will announce each item which will be read into the record by the Secretary; thereafter, the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking a decision.

#### **RULES FOR PRESENTING TESTIMONY**

Subdivision Review Board hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. Commission meetings are tape recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.

3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Subdivision Review Board Secretary.

### **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee of \$578. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Subdivision Review Board decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Subdivision Review Board Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request.

**COPIES OF TAPES, VIDEO, CD:** You may obtain copies of the CD or Tape of the proceedings at the Department of Planning and Building, for a fee.

### **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under General Information, Meetings and Agendas Information.

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